

LPLLC Subdivision Legal Description.

Being situated in the State of Ohio, County of Erie, Village of Kelleys Island, original Lot No. 13, and being more definitely described as follows:

Commencing at the intersection of the centerline on Monagan Road with the south line of LPLLC Subdivision (PV II Pg. 6). Thence south 77/00' 00" east along the south line of Long Point Sub. A distance of 166.86 feet to its intersection with the centerline of West Shore Dr.; thence North 59/33' 55" east along said centerline a distance of 209.15 feet to a point; thence northeasterly along an arc of a curve to the left, having a radius of 2000.00 feet, a delta of 02/52' 55", a chord bearing of N58/07' 27" E, a chord distance of 100.59 feet, an arc length of 100.60 feet, to the northeast corner of a 1.1 acre parcel owned by the Cleveland Museum of Natural History (DV 499 pg. 3); thence northeasterly continuing along said centerline, along an arc of a curve to the left, having a radius of 2000.00 feet, a delta of 05/35' 05", a chord bearing of N53/53' 27" E, a chord distance of 194.86 feet, an arc length of 194.94 feet to a point; thence north 51/05' 55" east continuing along said centerline a distance of 452.82 feet to a point; thence northeasterly along said centerline, along an arc of a curve to the left, having a radius of 796.50 feet, a delta of 11/53' 26", a chord bearing north 45/14' 27" east, a chord distance of 165.00 feet, an arc length of 165.30 feet to a point; thence north 39/17' 58" east continuing along said centerline a distance of 246.83 feet to a point; thence north 09/00' 02" east continuing along said centerline a distance of 601.23 feet to a 1" iron pin, found, marking the northwest corner of a 4.2646 acre parcel owned by the Cleveland Museum of Natural History (BV 420 PG 605) and the point of beginning;

Thence North 45/06' 31" west, passing through a ½" iron pin, set, at a distance of 150.00 feet, a distance of 200.00 feet to the high water mark of Lake Erie:

Thence northeasterly along said high water mark by the following courses and distances: thence north 63/06' 02" east, 85.27 feet; thence north 44/14' 14" east, 122.60 feet; thence north 22/15' 06" east 148.41 feet; thence north 21/05' 03" east, 133.28 feet; thence north 23/27' 31" west, 110.52 feet; thence north 05/46' 42" east, 61.70 feet; thence north 26/51' 13" east, 68.71 feet; thence north 44/28' 30" east, 87.54 feet to its intersection with the southerly line of a 5.2 acre parcel owned by Thomas H. Jones II (BV 418 pg. 930-932);

Thence south 42/30' 00" east along the southerly line of said Jones parcel, passing through a ½" iron pin, set, at a distance of 24.00 feet, a distance of 202.00 feet, to a ½" iron pin, set;

Thence south 76/29' 10" east continuing along the southerly line of said Jones parcel, a distance of 654.00 feet to the high water mark of Lake Erie;

Thence southwesterly along said high water mark by the following courses and distances: thence south 20/56' 13" west, 300.14 feet; thence south 22/25' 51" west, 245.13 feet; thence south 18/07' 06" west, 310.59 feet; thence south 31/25' 25" west, 318.92 feet to its intersection with the northerly line of a 1.55 acre parcel owned by the Cleveland Museum of Natural History (DV 487 pg. 989);

Thence north 48/27' 55" west along said northerly line, passing through a ½" iron pin, set, at a distance of 46.00 feet, a distance of 176.00 feet to a ½" iron pin, set, on the centerline of East Shore Dr. in said LPLLC Subdivision;

Thence northeasterly along said centerline, along an arc of a curve to the left, having a radius of 500.00 feet, a delta of 07/20' 02", a chord bearing of N 37/52' 06" E, a chord distance of 63.96 feet, an arc length of 64.00 feet to a 1" iron pin, found;

Thence north 45/06' 31" west continuing along the north line of said Museum parcel, passing through a ½" iron pin, set, at a distance of 207.15 feet, a distance of 556.41 feet to the point of beginning, containing 17.1723 acres, more or less, but subject to all legal highways, easements and restriction of record.